

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

7

Suffix

Property Name

Address Line 1

Queens Road

Address Line 2

Town/city

Newport

Postcode

NP20 5EX

Description of site location (must be completed if postcode is not known)

Easting (x)

330693

Northing (y)

188495

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Charles

Surname

Safapour

Company Name

Charles Safapour Ltd

Address

Address line 1

7 Queens Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP20 5EX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Darren

Surname

Van Der merwe

Company Name

Address

Address line 1

66 Tarka Way

Address line 2

Address line 3

Town/City

Crediton

Country

United Kingdom

Postcode

EX17 3FG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property has historically been occupied and used as a Class C3 dwellinghouse. The proposed change of use from C3 to C2 would not alter the way the property functions in practical terms. The home would accommodate up to two children / young person; typically a single child / young person, who would live in the property in a manner consistent with normal family life, supported and supervised by appropriately trained adult carers. No physical alterations to the building are required to facilitate the proposed use, and the dwelling will retain its domestic appearance and layout.

A Certificate of Lawfulness is necessary to enable the property to operate as a regulated children’s home under the Care Inspectorate Wales (CIW). There is a well-documented shortage of regulated children’s placements across Wales, often resulting in young people being placed outside the region or even outside the country, far from established family and support networks. The proposed use seeks to help address this shortfall within a standard residential environment.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

No Physical change to the property will occur from the addition of window restricters, CCTV covering front entrance and back, emergency lighting and an LD2 fire alarm system which meets the requirement of the CIW (Child inspectorate Wales)

The use of the property would be that of a small group of children living together and using the property in a way similar to that of a family home where they would be supervised and cared for by adult guardians.

It is proposed that a staffing ratio of either 1:1, 1:2 or 1:3 is proposed during the day (8am - 11pm) and 1 / 2 waking staff member at night (11pm - 8am), depending the needs of the placement

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses (main residences)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C2 - Residential institutions

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

There are no physical alterations proposed, and the property will continue to function and appear as a standard residential dwelling.

The proposed use falls within Class C2 and does not result in a material change from the existing C3 residential use.

A Lawful Development Certificate is required for the home to operate as a regulated children's residential placement under CIW.

There is a significant shortage of regulated children's homes in Wales, and the proposal provides local accommodation for a single young person.

Newport City Council has recently granted an identical Lawful Development Certificate for 24/0751, confirming that such small-scale C2 uses are lawful and not materially different from C3 use.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Darren Van Der Merwe

Date

02/12/2025